



**DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012**

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 17-109016

Project Name/Address: 10845 Main Street - New Office Building

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: May 11, 2017

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☐ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLISTReceived
MAR 27 2017

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: Leonard Semenea

Proponent: Craig Carney, Freiheit & Ho Architects

Contact Person: Craig Carney, Freiheit & Ho Architects

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5209 Lake Washington Blvd NE, Suite 200
Kirkland, WA 98033

Phone: (425) 827-2100

Proposal Title: 10845 Main Street - New Office Building

Proposal Location: 10845 Main Street

(Street address and nearest cross street or intersection) Provide a legal description if available.

SURREY DOWNS ADD #1, PLAT BLOCK 1, PLAT LOT 1
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Replace existing 1-story office building with new 2-story office building with under building parking.
2. Acreage of site: 0.237
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 1,683 +/-
6. Square footage of buildings to be constructed: 5,168 GSF
7. Quantity of earth movement (in cubic yards): 2,500 CY
8. Proposed land use: Commercial Office
9. Design features, including building height, number of stories and proposed exterior materials:
30'-0" tall (above A.F.G.) 2-story office building. Exterior materials include stucco, Cor-Ten steel, textured or smooth panel cladding, brick and an expressed roof structure.
10. Other
raised planter around structure provide on-site detention of storm water and pervious concrete at on-site sidewalks and driveway provide infiltration

Estimated date of completion of the proposal or timing of phasing:

Start of construction pending permit approvals, completion target of 4th Quarter of 2018

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

PanGeo - Geotechnical Report - February 2017

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Bellevue Design Review, Variance Approvals, Utilities and Building Permits including electrical, mechanical, fire protection, plumbing, etc.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 7% across site

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

See Geotechnical Report (submitted with application).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, and approximate quantities of any filling loading proposed. Indicate source of fill.

Excavation and removal of approximately 2,500 CY Structural fill as required for foundation/flat work.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Unlikely as reasonable measures will be taken to protect exposed soil during construction per TESC plan.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
60%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Best practices will be implemented during construction to protect all exposed soil per TESC plan.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Construction: dust and diesel exhaust related to the demolition and construction of this project. Completed: emissions from mechanical equipment due to heating of the building and vehicle exhaust.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
No additional measures other than standard building practices are planned for at this time.

3. WATER

- a. Surface
- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.
No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

All storm water will be collected through roof and area drains and tight-lined to the existing public storm water drainage system in Main Street. Parking Garage water will be tight-lined to Sanitary Sewer in 110th Ave NE.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

South parking stalls in the parking garage, parking garage entry driveway and sidewalks over native soil (excluding sidewalks for ROW improvements) will be paved with pervious concrete.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All existing landscaping will be removed in preparation for proposed project (except the 2 significant trees within 15'-0" of the south property line).

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Street trees and plantings in sidewalk planters will be provided. In addition, plantings will be provided over the entire site per the landscape plan. 2 significant trees within 15'-0" of the south property line to remain.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

Does not apply

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

Site will be landscaped with native plants.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity for lighting, hot water and cooling needs and natural gas for heating needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

HVAC system and building envelope designed to meet the requirements of the WSEC.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

Does not apply

(2) Proposed measures to reduce or control environmental health hazards, if any.

Does not apply

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Primarily street traffic noise

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term: typical building construction noise during the allowed hours of construction.

Long term: traffic noise related to typical weekday business hours.

- (3) Proposed measures to reduce or control noise impacts, if any:

Limit noisiest construction to occur during the middle of the work day.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Law office, architect's office (west), residential (south) and another law office (east).

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

single story law office and small shed

- d. Will any structures be demolished? If so, what?

Yes, single story law office and small shed

- e. What is the current zoning classification of the site?

PO

- f. What is the current comprehensive plan designation of the site?

Professional Office

- g. If applicable, what is the current shoreline master program designation of the site?

does not apply

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

approximately 16 people would work in the completed project

- j. Approximately how many people would the completed project displace?

None, the owner will be occupying the new building

k. Proposed measures to or reduce displacement impacts, if any
does not apply

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Design review and development in accordance with the City of Bellevue Zoning Code and other regulations.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

does not apply

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

does not apply

c. Proposed measures to reduce or control housing impacts, if any:

does not apply

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

top of elevator parapet is 31.75' above average existing grade; principal exterior will be brick and stucco with Cor-Ten steel accents

b. What views in the immediate vicinity would be altered or obstructed?

northern views from adjacent residential lot (south) will be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Implement design features per City of Bellevue preapplication guidance and to compliment the architecture of the surrounding neighborhood.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
some glare from the south facing windows will occur during sunny days and the building will have exterior lights on during the night time hours
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Unlikely
- c. What existing off-site sources of light or glare may affect your proposal?
None known
- d. Proposed measures to reduce or control light or glare impacts, if any:
The selection of minimally reflective glass in the windows and exterior lighting will be positioned to minimize light bleed to adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bellevue Downtown Park is a half mile to the west and both Bellevue High School and Surrey Downs Park are a half mile to the south
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
does not apply

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts, if any:
does not apply

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Building will be serviced by Main Street to the south and 110th Ave NE to the east. I-405 is the nearest highway.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, bus stop is approximately 150' west on Main Street for eastbound bus routes and bus stop is approximately 400' east on Main Street for westbound bus routes
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Completed project will provide 17 new parking spaces - 7 surface parking spaces will be removed.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements for sidewalks and landscape planters will be required along both Main Street and 110th Ave NE

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

New light rail station will be within walking distance

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

16 trips per day would be generated. Peak volumes would occur

- g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not specifically

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

electricity, natural gas, water, refuse service, telephone, cable, storm water and sanitary sewer are currently available at the site

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City of Bellevue: Water, Sanitary Sewer and Stormwater / Puget Sound Energy: Electricity and Natural Gas
Multiple Vendors: Cable, Telephone, Internet / Solid Waste-Recycling: Republic Services / construction will be required to make connections to all building systems per utility design standards

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Date Submitted

3/24/17

